



CITY OF BOSTON • MASSACHUSETTS
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
MARTIN J. WALSH, MAYOR

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2016 APR 11 P 2:51

April 13, 2016

Katherine P. Craven, Chair
Lawrence D. Mammoli, Commissioner
Dion S. Irish, Commissioner

Location:
Public Facilities Commission
26 Court Street, 11th Floor, Conf. Rm. 11A
Boston, MA 02108

Meeting Time: 9:45 a.m.

REVISED AGENDA

Dear Commissioners:

I recommend that the following votes, attached hereto and referred to as the AGENDA, be approved by the Commission at its April 13, 2016 meeting:

VOTE 1
Chris
Rooney

CONVEYANCE TO ROBERT AND MEREDITH CARLSON: Vacant land located at Lot B Howell Street, Dorchester.

Purchase
Price
\$5,000

Ward: 07
Parcel Number: 03275005
Square Feet: 1,288
Use: Landscaped Space
Estimated Total Development Cost: \$10,500
Assessed Value Fiscal Year 2015: \$31,100
Appraised Value August 2015: \$19,153
DND Program: REMS Land Disposition
RFP Issuance Date: 11/23/2015

VOTE 2
Thomas
Gannon

CONVEYANCE TO JPA DEVELOPMENT COMPANY, INC.: Vacant land located at 26-28 Dyer Street, 20-22 Dyer Street, 18 Dyer Street, 15 Dyer Street, 16 Dyer Street, 17 Dyer Street, 48 Capen Street, 63 Thetford Avenue, 85-91 Thetford Avenue Dorchester.

Purchase
Price
\$14,307

Ward: 17
Parcel Numbers: 02041000, 02042000, 02043000, 02067000, 02044000, 02068000, 02073000, 01987000 and 01994000
Square Feet: 48,499 (total)
Use: New Construction - Housing
Estimated Total Development Cost: \$3,862,504
Assessed Value Fiscal Year 2015: \$750,800
Appraised Value February 2016: \$690,000



DND Program: Community Facilities Assistance Program
RFP Issuance Date: 07/13/2015

VOTE 3
Robert
Jones

TENTATIVE DEVELOPER DESIGNATION AND INTENT TO SELL TO JPA DEVELOPMENT COMPANY, INC.: Vacant land located at 20 Mt. Bowdoin Terrace, 24 Mt. Bowdoin Terrace, and 39-41 Mt. Bowdoin Terrace, Unnumbered lot on Mt. Bowdoin Terrace, 29 Rosseter Street, 154 Rosseter Street, 27 Mallon Road and 81 Bowdoin Avenue, Dorchester.

Purchase
Price
\$10,282

Ward: 14
Parcel Numbers: 01285000, 01261000, 01283000, 01250000, 01251000, 01230000, 01424000 and 01165000
Square Feet: 54,878 (total)
Use: New Construction Housing
Estimated Total Development Cost: \$3,853,626
Assessed Value Fiscal Year 2016: \$769,900 (total)
Appraisal Report Requested
DND Program: Neighborhood Housing
RFP Issuance Date: 12/15/2015

**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
AGENDA
PUBLIC FACILITIES COMMISSION**

March 16, 2016

VOTE 1: That having duly advertised its intent to sell to Robert and Meredith Carlson, husband and wife, tenants by the entirety, with an address of 11 Howell Street, Unit 1, Dorchester, MA 02125, the vacant land located at Lot B Howell Street (Ward 07, Parcel Number 03275005) in the Dorchester District of the City of Boston containing approximately 1,288 feet of land, for two consecutive weeks (February 29, 2016 and March 7, 2016) in accordance with the provisions of St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12), the Public Facilities Commission, pursuant to its vote of February 10, 2016 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Robert and Meredith Carlson; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Robert and Meredith Carlson in consideration of FIVE THOUSAND DOLLARS (\$5,000).

VOTE 2: That having duly advertised its intent to sell to JPA Development Company, Inc., a Massachusetts corporation, with an address of 45 Braintree Hill Park, Suite 402, Braintree, MA 02184, the vacant land located at:

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL</u>	<u>SQUARE FEET</u>
26-28 Dyer Street	17	02041000	4,054
20-22 Dyer Street	17	02042000	4,796
18 Dyer Street	17	02043000	7,119
15 Dyer Street	17	02067000	4,272
16 Dyer Street	17	02044000	5,033
17 Dyer Street	17	02068000	4,322
48 Capen Street	17	02073000	4,665
63 Thetford Avenue	17	01987000	6,327
85-91 Thetford Avenue	17	01994000	7,911

Dorchester District of the City of Boston, containing approximately 48,499 total square feet of land, for two consecutive weeks (December 14, 2015 and December 21, 2015) in accordance with the provisions of St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12), the Public Facilities Commission, pursuant to its vote of November 19, 2015 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to JPA Development Company, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to JPA Development Company, Inc. in consideration of FOURTEEN THOUSAND THREE HUNDRED SEVEN DOLLARS (\$14,307).

VOTE 3: That JPA Development Company, Inc., a Massachusetts corporation, with an address of 45 Braintree Hill Office Park, Suite 402, Braintree, MA 02184 to be tentatively designated as developer of the vacant land located at:

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL</u>	<u>SQUARE FEET</u>
20 Mt. Bowdoin Terrace	14	01285000	8,477
24 Mt. Bowdoin Terrace	14	01283000	6,722
39-41 Mt. Bowdoin Terrace	14	01250000	4,946
Mt. Bowdoin Terrace	14	01251000	15,374
29 Rosseter Street	14	01261000	4,897
154 Rosseter Street	14	01424000	4,320
27 Mallon Road	14	01430000	5,334
81 Bowdoin Avenue	14	01165000	4,808

in the Mattapan District of the City of Boston, containing approximately 54,878 total square feet of land, for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper redevelopment of this parcel; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) that it is the intent of this Commission to sell the aforementioned property to JPA Development Company, Inc.,

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property in accordance with the provisions of Chapter 642 of the Acts of 1966 and the applicable statutory terms of M.G.L. c.30B, section 16.